

City Council  
Atlanta, Georgia

**05-0 -0861**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-05-28**  
Date Filed: 4-11-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2858, 2860, 2862 and 2870 Piedmont Road, N.E.**, be changed from the R-LC-C (Residential Limited Commercial Conditional) District to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being . Land Lot 60. 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description.

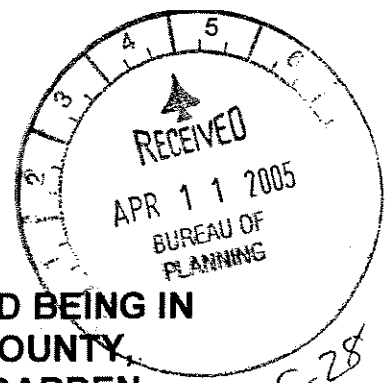
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

# DESCRIPTION

2858, 2860, 2862 and 2870  
Piedmont Road



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 60 OF THE 17<sup>th</sup>. DISTRICT OF FULTON COUNTY, GEORGIA AND BEING LOTS 11-14 BLOCK "H" OF GARDEN HILLS AS RECORDED IN PLAT BOOK 12 PAGE 22-23 FULTON COUNTY, GEORGIA RECORDS AND BEING MORE FULLY SHOWN ON A PLAT OF PROPERTY OF MIKE KASHANI AND MERRITT FAMILY PARTNERSHIP PROPERTY BY McCLUNG SURVEYING SERVICES, Inc. LAST REVISED 3-10-05 AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

TO REACH THE POINT OF BEGINNING, START AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF WESLEY ROAD AND THE WEST RIGHT-OF-WAY OF PIEDMONT ROAD (IF EXTENDED). THENCE RUNNING NORTH ALONG THE SAID WEST RIGHT-OF-WAY OF SAID PIEDMONT ROAD A DISTANCE OF 425.00 FEET TO A REBAR FOUND AND THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING AND LEAVING THE SAID WEST RIGHT-OF-WAY OF SAID PIEDMONT ROAD AND RUNNING S89°11'43"W A DISTANCE OF 304.97 FEET TO A REBAR SET. THENCE RUNNING N03°15'55"W A DISTANCE OF 240.00 FEET TO A REBAR SET. THENCE RUNNING N89°09'24"E A DISTANCE OF 316.50 FEET TO A REBAR SET LOCATED ON THE SAID WEST RIGHT-OF-WAY OF SAID PIEDMONT ROAD. THENCE RUNNING S00°04'40"W ALONG THE SAID WEST RIGHT-OF-WAY OF SAID PIEDMONT ROAD A DISTANCE OF 60.00 FEET TO A POINT. THENCE CONTINUING S00°42'35"W ALONG THE SAID WEST RIGHT-OF-WAY OF SAID PIEDMONT ROAD A DISTANCE OF 180.00 FEET TO SAID REBAR FOUND AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.709 ACRES OR 74,468 SQUARE FEET.